



Reachfields

Hythe CT21 6LS

- Mid-Terrace Property
- Open Plan Kitchen/Diner
 - Two Bedrooms
- Front & Rear Gardens
- Off Road Parking Space
- Well Presented Throughout
 - Spacious Living Room
 - Bathroom & Separate WC
 - Generous Storage
 - Close To Town Centre

Offers In Excess Of £230,000 Freehold





Mapps Estates are delighted to bring to the market this well presented two bedroom mid-terrace residence conveniently located within level walking distance of the town centre. The well-proportioned accommodation comprises an entrance hall, a spacious living room, an open plan kitchen/diner, two bedrooms, a bathroom and a separate cloakroom. The property boasts numerous store cupboards, front and rear gardens, and an off-road parking space. An early viewing comes highly recommended.

Located within level walking distance of the delightful Royal Military Canal and Hythe town centre; here you will find an excellent selection of local shops and restaurants as well as amenities including doctors' surgeries, dentists, hairdressers, and library. The town also boasts several supermarkets including Sainsbury's and Waitrose, and Aldi is just a short stroll away. The seafront and promenade are also easily accessible. Primary schooling is located just off nearby Hythe's green with secondary schooling available in Saltwood, while grammar schools for both boys' and girls' are available in nearby Folkestone. Sandling mainline railway station, the M20 motorway, Channel Tunnel terminal and port of Dover are also easily accessed by car. High speed rail services are available from Folkestone West station being approximately 15 minutes by car and offering regular fast services to London, St. Pancras in approximately 50 minutes. The local area also offers a selection of golf courses including the Hythe Imperial, Sene Park and Etchinghill.

Ground Floor:

Front Entrance

With UPVC frosted double glazed front door opening to entrance hall.

Entrance Hall

With large built-in store cupboard with consumer unit, coat-hanging space and space for tumble dryer, stairs to first floor with understairs store cupboard, heating thermostat, wood effect vinyl flooring, radiator.

Living Room 11'5 x 11'4

With rear aspect UPVC double glazed window looking onto garden, large recessed built-in store cupboard, coved ceiling, wood effect vinyl flooring, radiator, open doorway through to kitchen/diner.

Kitchen/Diner 20'6 x 7'10

Comprising Dining Area with rear aspect UPVC double glazed window and back door opening to rear garden, wood effect laminate flooring, coved ceiling, space for fridge/freezer, radiator, opening through to Kitchen Area comprising a range of fitted wood effect store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drain, front aspect UPVC double glazed window looking onto garden, space and plumbing for dishwasher and washing machine, space for electric cooker, extractor fan, wall-mounted Worcester Bosch gas-fired boiler, heating control panel, coved ceiling, tiled flooring, radiator, door opening to entrance hall.

First Floor:

Landing

With half-landing area with hatch opening to storage space under, front aspect UPVC double glazed window, landing with large built-in airing cupboard housing hot water cylinder and with fitted shelving, built-in store cupboard with fitted shelves, coved ceiling, loft hatch.

Bedroom 11'4 x 10'9

With rear aspect UPVC double glazed window, large recessed built-in wardrobe with fitted shelving and hanging rail, coved ceiling, radiator.

Bedroom 13'3 x 8'6

With rear aspect UPVC double glazed window, coved ceiling, radiator.

Bathroom 7' x 4'11

With high level UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, part-tiled walls, wood effect vinyl flooring, radiator.

Cloakroom

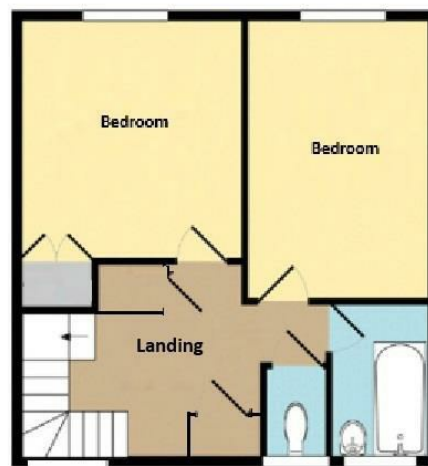
With high level UPVC frosted double glazed window, WC with over-cistern wash hand basin with mixer tap and tiled splashback, wood effect vinyl flooring, radiator.

Outside:

To the front of the property is an off-road parking space for one car, with a gate opening to the front garden. This has been laid to lawn, with a paved pathway leading to the front entrance. There is a garden shed, a built-in store cupboard with the gas and electric meters, an outside tap, and an additional larger garden shed (9'9 x 5'7). The courtyard garden to the rear of property is laid to paving, with a raised decking seating area and a gated pathway.



Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.